

Sanpete County Planning Commission Meeting

May 14, 2014, 6:30 P.M.

Sanpete County Courthouse, 160 North Main, Room 101, Manti, Utah

Present are: Planning Commission Chair Leon Day, Gene Jacobson, Paul Rasmussen, Nathan Palmer, Joe Nielson, Loren Thompson, Sanpete County Zoning Administrator, Scott Olsen and Sanpete County Deputy Clerk, Selma Jorgensen. (Curtis Ludvigson is excused.)

Meeting is called to order by Chair Leon Day.

ROBINETTE BENTON'S REQUEST TO AMEND SUBDIVISION CODE PERTAINING TO THE WATER REQUIREMENT IN 13.28.200

Mrs. Benton is present. Mr. Day reviewed her request. Mr. Olsen explained the request, and read the ordinance for reference. Mr. Olsen explained that most irrigation company's seasons are from April 1 to October 31. Mr. Olsen explained the original ordinance, when it was adopted, and when past Zoning Administrator changed the ordinance. Question was made concerning the volume amount described in Mr. Olsen's description. Mr. Day explained that applicants would have to prove .45 acre foot of domestic use, then prove .55 acre foot for irrigation, stock, or other use for the area they are using the water.

Mr. Olsen introduced the Tullis' that wrote a letter in support of this ordinance amendment. Mr. Tullis commented in favor of the amendment.

More discussion ensued concerning the issue.

Motion is made by Gene Jacobson to approve the amendment of Ordinance 13.28.200 to read: "13.28.200 A #3 : .45 acre foot of water from underground water right approved for domestic use and provide proof of ownership. Also provide ownership and location use for an additional minimum amount of .55 acre ft. of underground irrigation/stock watering and or surface irrigation water from local irrigation company for outside watering for a full time residential dwelling." The motion is seconded by Loren Thompson, and the motion passes.

APPROVAL OF MINUTES

Motion is made by Paul Rasmussen to approve the Planning Commission minutes of April 9, 2014. The motion is seconded by Gene Jacobson, and the motion passes.

With no further business before the Planning Commission, motion to adjourn is made by Joe Nielson. The motion is seconded by Loren Thompson, and the motion passes.

WORK MEETING

Mr. Olsen presented Subdivision Ordinance changes that need to be addressed. Please see attached document indicating the Ordinance written now and the amendments recommended in bolded text.

The meeting is adjourned at 8:00 p.m.

Planning and Zoning Work Meeting Agenda Items

Subdivision Ordinance

Item #1

13.28.200 Water in sufficient quantity to be obligation of subdivider.

Add item E. The Service Agreement from the Municipality along with the required improvements for water line installation to each lot of the subdivision, is Required before Final Approval of the subdivision.

(We require subdividers to own and/or purchase water right for all proposed lots in subdivision with the Utah State Water Rights before accepting an application for the subdivision. With the City Buffer Zone area applications we only require an agreement from the municipality for water to be provided by such and will accept the subdivision application and then the purchasers of the lots are required to get water on site before they can get a building permit. It could cost them thousands of dollars to run water line to the lots of which the developer should have some responsibility of cost with a service agreement from the municipality.)

Item #2

13.28.205 Change Application Required.

Add too: A change application for culinary water usage, with APPROVED status issued by the State Division of Water Rights, which verifies adequate water volumes and quality for domestic uses, ...

Item #3

13.28.080 Roadbed construction standards for roadways in minor subdivisions.

Divide this section into A – E bullet items as follows with additional items of information.

- A. Roadbed Grading and Paving width; Minimum roadbed grading and paving width for minor collector and major streets shall be established by the board of county commissioners. Reduction of such roadway grading and paving width may be approved by the planning commission and board of county commissioners for one-way street, mountain subdivisions, or other justifiable design or topographical reasons.**
- B. Road Frontage and Design; Modification of road frontage length and design may be considered and approved for minor collector streets by the planning commission and board of county commissioners for one-way street, mountain subdivisions, or other justifiable design or topographical reasons where terrain restricts the standard location of road frontage and does not split the lot or take away from the subdivision requirements.**
- C. Shoulders and road base; Six-foot shoulders shall be provided where curbs are not installed. There shall be a minimum depth of 6" road base and gravel on unpaved roads.**
- D. Paved Roads; All paved roads shall be designed by a qualified engineer and accepted and approved by the same qualified engineer.**
- E. Culverts: All culverts shall be installed where required for drainage; engineering may be required.**

Item #4

13.28.085 Roadbed construction standards for paved roadways in major subdivisions.

Add; In addition to all the above requirements (**not the exceptions**) listed in Sec. 13.28.080; all [remove;] (**non-minor subdivisions**) major subdivisions shall be required to have paved (asphalt, concrete) roads.

Item #5

13.24.115 & 13.24.125 are to be reassigned (pertains to all subdivisions, remove from final plat requirements) as Chapter 13.25 Vacating, Changing, Altering or Amending a subdivision plat, & containing sections 13.25.010 Vacating or changing a subdivision plat, 13.25.020 Notice of hearing for plat Vacation, Alteration or Amendment, respectively with current information and references and with change of reference in 13.25.020 item A. (2) (c) ...Section 13.24.120., changed to 13.25.010 and include all changes of references to Chapter and Section headings in the index and Chapter title information.

Item #6

13.24.140 reassign and move section number and information too; 13.24.120 .

Item #7

13.24.070 Supporting Documents, M. add; A change application for culinary water usage, **with APPROVED status** issued by the....

Item #8

13.21.050 Supporting Documents required. E. add; A change application for culinary water usage, **with APPROVED status** issued by the....

Item #9

Add to Chapter 13.21 Design Plan For Minor Subdivisions; Section 13.21.090 County Commission Review and Approval; **The board of county commissioners shall review the design plat within forty-five (45) days of receipt of transmittal from the planning commission, at a regularly scheduled public meeting. If the board of county commissioners determines that the final design plat submission complies with the applicable requirements of this title, they shall certify approval of the plat on the space provided.**

Add: Section 13.21.100 Recording of Design Plat;

The board of county commissioners shall by the developer, record the final design plat with the county recorder within ten (10) calendar days of approval of the final design plat by the board of county commissioners; the subdivider shall pay the expense of such recording.

Item #10

13.12.020 General subdivision procedure. H. 1. Step 1: Remove a duplicate statement portion of the code sentence (**for general scope and conditions which might affect said subdivision**)

Item #11

13.04.010 C. add; No lot within a subdivision created and recorded prior to **October 6th 1981** the effective date....

